WASHINGTON STATE DEPARTMENT OF ECOLOGY

Southwest Regional Office
Toxics Cleanup Program
PO Box 47775
Olympia, WA 98504-7775
360-407-6240

TRANSMITTAL MEMO

Date: October 20, 2008

TO: Mr. Ron Skov
Evergreen Landing Development, LLC

RE: Evergreen Airport SW0915

Subject: Explanation of Timeline

NOTE: **The determination date is the date Ecology approved the No Further Action status for the site. Final payment and EIM Data submission was then pending, and once received, the NFA letter was released.**

Ecology Determination date: October 20, 2008

Payment received date: 11/26/08

EIM Data successfully uploaded: July 31, 2008

Ecology Determination letter mailed/sent: 12/01/08

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

CERTIFIED MAIL
7007 2560 0000 6214 0723

October 20, 2008

Mr. Ron Skov
Evergreen Landing Development, LLC
1230 SW First Avenue, Penthouse
Portland, OR 97204

Re: No Further Action at the following Site:

- Name: Evergreen Airport (also includes Robertson's Paint Shop and Northwest Aircraft Supply)
- Address: 13800 – 14114 Mill Plain Boulevard, Vancouver, WA
- Facility/Site No.: 7056386 (Evergreen Airport), 1033 (Robertson's Paint Shop), and 2344585 (Northwest Aircraft Supply)
- UST No.: 5312 (Northwest Aircraft Supply)
- VCP No.: SW0915

Dear Mr. Skov:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Evergreen Airport facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issue Presented and Opinion

Is further remedial action necessary to clean up contamination at the Site?

NO. Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Site

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Petroleum Hydrocarbons in Soil
- Metals in Soil
- Volatile Organic Compounds (VOCs) in Soil
- Semi-Volatile Organic Compounds (SVOCs) in Soil
- Organochlorine Pesticides in Soil
- Polychlorinated Biphenyls in Soil

Enclosure A includes a detailed description and diagram of the Site, as currently known to Ecology.

Please note that a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. April 23, 1986, Washington State Department of Ecology. Inspection Report, Max Robertson Paint Shop, 14114 Mill Plain Boulevard, Vancouver, Washington.

2. June 29, 1988, Ecology and Environment, Inc. Memorandum, HRS Score for Robertson Paint Shop, Vancouver, Washington.

3. June 1988, Ecology and Environment, Inc. Preliminary Assessment Report, Robertson Paint Shop, Vancouver, Washington.

4. July 5, 2005, GeoDesign. Phase I Environmental Site Assessment, The Landing at Evergreen, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

5. November 2, 2005, GeoDesign. Phase II Environmental Site Assessment, The Landing at Evergreen, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

6. December 2, 2005, GeoDesign. Proposed Cleanup Action Work Plan, The Landing at Evergreen, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

7. March 9, 2006, GeoDesign. Supplemental Characterization Work Plan, The Landing at Evergreen, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

8. July 19, 2006, URS. Groundwater Sampling Report, First Quarter 2006, The Landing at Evergreen, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

9. July 20, 2006, URS. Supplemental Characterization Report, The Landing at Evergreen, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

10. August 31, 2006, URS. Groundwater Monitoring and Sampling Report, Third Quarter 2006, The Landing at Evergreen, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

11. September 14, 2006, URS. Final Proposed Cleanup Action Plan, The Landing at Evergreen, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

12. December 18, 2007, GeoDesign. Revised Cleanup Action Plan and Supplemental Characterization, Evergreen Landing Development, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

13. March 6, 2008, GeoDesign. Supplemental Characterization, Proposed Evergreen Landing Development, 13800 – 14114 SE Mill Plain Boulevard, Vancouver, Washington.

14. May 1, 2008, GeoDesign. The Village at Evergreen – SW0915, PCE results at Robertson's Paint Shop, e-mail from Kyle Sattler to Steve Teel, Ecology.

15. May 2, 2008, GeoDesign. Request for "Contained-Out" Designation, The Village at Evergreen, 13800 to 14114 SE Mill Plain Boulevard, Vancouver, Washington.

16. June 13, 2008, GeoDesign. Cleanup Action Report, The Village at Evergreen, 13800 to 14114 SE Mill Plain Boulevard, Vancouver, Washington.

17. July 7, 2008, GeoDesign. Supplemental Cleanup Action Results, The Village at Evergreen, 13800 to 14114 SE Mill Plain Boulevard, Vancouver, Washington.

18. July 9, 2008, GeoDesign. Addendum I, Cleanup Action Report, The Village at Evergreen, 13800 to 14114 SE Mill Plain Boulevard, Vancouver, Washington.

19. September 9, 2008, GeoDesign. SW0915 - The Village at Evergreen, e-mail from Kyle Sattler to Steve Teel, Ecology.

20. September 26, 2008, GeoDesign. SW0915 - The Village at Evergreen, Ecological Evaluation, e-mail from Kyle Sattler to Steve Teel, Ecology.

21. October 7, 2008, GeoDesign. SW0915 - The Village at Evergreen, e-mail from Kyle Sattler to Steve Teel, Ecology.

22. October 8, 2008, GeoDesign. SW0915 - The Village at Evergreen, e-mail from Kyle Sattler to Steve Teel, Ecology.

The report listed above will be kept in the Central Files of the Southwest Regional Office of Ecology (SWRO) for review by appointment only. Appointments can be made by calling the SWRO resource contact at (360) 407-6365.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that **no further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

1. Characterization of the Site.

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is briefly described below and is described in more detail in **Enclosure A.**

Previous site characterization work resulted in the division of the site into the soil Cleanup Action Areas listed below:

- Cleanup Action Area (CAA) 1A, 1B, 1C, and 1D, Former Hanger Buildings
- CAA 2, Robertson's Paint Shop
- CAA 3, Former Fueling Area and Drywell
- CAA 4, Evergreen Flight Service
- CAA 5, Vancouver Chainsaw and Service
- CAA 6, Willamette Soaring Club
- CAA 7, Drainage Feature near Hanger Building No. 2

- CAA 8, Paint Spill Area
- CAA 9, Aurora Avionics and Lights Building Drywell
- CAA 10, Northwest Antique Aircraft Building Drywell

2. Establishment of cleanup standards.

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

a. Cleanup levels. Soil confirmation samples collected from the excavations after contaminated soil was removed were analyzed for the constituents shown in Attached Table 1 (Sampling and Analysis Plan). Most of the analytical constituents were compared to MTCA Method A Cleanup Levels for Unrestricted Land Uses (WAC 173-340-900, Table 740-1). However, some of the detected constituents at the Site do not have established Method A Cleanup Levels. These include semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), pesticides, copper, and zinc. Compounds that do not have established Method A Cleanup Levels were compared to MTCA Method B Formula Values. The laboratory method reporting limits (MRLs) were generally less than the MTCA Method A Cleanup Levels or the Method B Formula Values. For cases where the MRL was not less than the cleanup level or the Formula Value, the laboratory method detection limit (MDL) was used.

Instances where concentrations of final confirmation samples exceeded either MTCA Method A Cleanup Levels or the Method B Formula Values are listed below:

- Cleanup Action Area (CAA) 1A, 1B, 1C, and 1D, Former Hanger Buildings. **None**

- CAA 2, Robertson's Paint Shop. Results from one or more final confirmation samples exceeded the Method B Formula Value for the following SVOCs: benzidine, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, chrysene, dibenzo(a,h) anthracene, indeno(1,2,3-cd)pyrene, n-nitrosodimethylamine, and n-nitrosodi-n-propylamine. For each of these EPA Method 8270 compounds, the exceedance was caused by an elevated MRL and/or MDL. However, each sample was also analyzed by EPA Method 8270C-

SIM. The results of this analysis was below the MTCA Method A Cleanup Level for benzo(a)pyrene toxicity equivalency concentration (TEC). Therefore, the only remaining compounds not included in the Method 8270C-SIM results are benzidine, n-nitrosodimethylamine, and n-nitrosodi-n-propylamine. Site-specific Method B cleanup levels were developed for each of these compounds using Ecology's online worksheets for calculating soil cleanup levels (summarized in the attached Tables 1A and 2A). The cleanup levels for these three compounds are 400 micrograms per kilogram (µg/kg), 420 µg/kg, and 420 µg/kg, respectively. None of the final confirmation sample results from this cleanup area exceeded these values.

- CAA 3, Former Fueling Area and Drywell. Less than MRL results from one or more final confirmation samples exceeded the Method B Formula Value for selected SVOCs. However, the MDLs for these constituents were all below the MTCA Method B Formula values, MTCA Method A Cleanup Level for benzo(a) pyrene TEC, and the site-specific cleanup levels discussed above.

- CAA 4, Evergreen Flight Service. Less than MRL results from one or more final confirmation samples exceeded the Method B Formula Value for selected SVOCs and one VOC (methylene chloride). However, the MDLs for these constituents were all below the MTCA Method B Formula values, MTCA Method A Cleanup Level for benzo(a)pyrene TEC, and the site-specific cleanup levels discussed above.

- CAA 5, Vancouver Chainsaw and Service. Less than MRL results from one or more final confirmation samples exceeded the Method B Formula Value for selected SVOCs and one VOC (methylene chloride). However, the MDLs for these constituents were all below the MTCA Method B Formula values, MTCA Method A Cleanup Level for benzo(a)pyrene TEC, and the site-specific cleanup levels discussed above.

- CAA 6, Willamette Soaring Club. Less than MRL results from one or more final confirmation samples exceeded the Method B Formula Value for selected SVOCs. However, the MDLs for these constituents were all below the MTCA Method B Formula values, MTCA Method A Cleanup Level for benzo(a)pyrene TEC, and the site-specific cleanup levels discussed above.

- CAA 7, Drainage Feature near Hanger Building No. 2. Less than MRL results from one or more final confirmation samples exceeded the Method B Formula Value for selected SVOCs. However, the MDLs for these constituents were all below the MTCA Method B Formula values, MTCA Method A Cleanup Level for benzo(a)pyrene TEC, and the site-specific cleanup levels discussed above.

- CAA 8, Paint Spill Area. Less than MRL results from one or more final confirmation samples exceeded the Method B Formula Value for selected SVOCs. However, the MDLs for these constituents were all below the MTCA Method B Formula values, MTCA Method A Cleanup Level for benzo(a)pyrene TEC, and the site-specific cleanup levels discussed above.

- CAA 9, Aurora Avionics and Lights Building Drywell. Less than MRL results from one or more final confirmation samples exceeded the Method B Formula Value for selected SVOCs. However, the MDLs for these constituents were all below the MTCA Method B Formula values, MTCA Method A Cleanup Level for benzo(a)pyrene TEC, and the site-specific cleanup levels discussed above.

- CAA 10, Northwest Antique Aircraft Building Drywell. Less than MRL results from one or more final confirmation samples exceeded the Method B Formula Value for selected SVOCs. However, the MDLs for these constituents were all below the MTCA Method B Formula values, MTCA Method A Cleanup Level for benzo(a)pyrene TEC, and the site-specific cleanup levels discussed above.

Groundwater. Results from one or more samples exceeded the MTCA Method A Cleanup Levels for the following VOCs: ethylene dibromide (EDB) and vinyl chloride. For each of these EPA Method 8260 compounds, the exceedance was caused by an elevated MRL and/or MDL. Results from one or more samples exceeded the Method B Formula Value for the following VOCs: chloromethane, 1,2-dibromo-3-chloropropane, 1,1,2,2-tetrachloroethane, and 1,2,3-trichloropropane.

Results from one or more samples exceeded the MTCA Method A Cleanup Levels for the following SVOCs: benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, chrysene, dibenzo(a,h) anthracene, indeno(1,2,3-cd)pyrene, bis(2-chloroethyl)ether, 1,2-diphenylhydrazine, 1,4-

dichlorobenzene, 3,3-dichlorobenzidine, hexachlorobenzene, hexachlorobutadiene, hexachloroethane, nitrobenzene, pentachlorophenol, and carbazole. For each of these EPA Method 8270 compounds, the exceedance was caused by an elevated MRL and/or MDL. However, seven of these compounds were also analyzed by EPA Method 8270C-SIM. The results of this analysis was below the MTCA Method A Cleanup Level for benzo(a)pyrene toxicity equivalency concentration (TEC). Therefore, the only remaining compounds not included in the Method 8270C-SIM results are bis(2-chloroethyl)ether, 1,2-diphenylhydrazine, 1,4-dichlorobenzene, 3,3-dichlorobenzidine, hexachlorobenzene, hexachlorobutadiene, hexachloroethane, nitrobenzene, pentachlorophenol, and carbazole.

Site-specific Method B cleanup levels were developed for each of these VOCs and SVOCs using Ecology's online worksheets for calculating cleanup levels (summarized in Tables 1B and 2B). Table 2B summarizes the risk these contaminants would represent if they were present at the MDL concentrations. As presented on Table 2B, even if the contaminants were present in the groundwater samples collected in May 2008 at concentrations equivalent to the MDLs, the cumulative risk does not exceed 1 in 100,000 for carcinogenic risk or a hazard quotient of 1 for non-carcinogenic risk (with the exception of Aroclor 1254).

In the consultant's opinion, Aroclor 1254 does not pose unacceptable non-carcinogenic risk to human health or the environment because:

- Aroclor 1254 was not detected above the MRLs of 0.0980, 0.0990, and 0.100 ug/l (each less than the MTCA Method B non-carcinogenic protective value of 0.320 ug/l) in monitoring wells MW-1, MW-2 and MW-3, respectively, during the February 2006 groundwater monitoring event.

- No PCBs have ever been detected in any of the groundwater samples collected from any of the monitoring wells at the project site.

- Only a limited volume of soil impacted with PCBs was present at the project site, at concentrations less than the corresponding MTCA Method A Cleanup Levels. Nonetheless, the limited PCB-impacted soil was removed during over-excavation activities. New confirmation soil samples collected from the limits of the over-excavated soil did not indicate the presence of PCBs.

Therefore, the existing groundwater conditions at the project site do not pose unacceptable risk to human health or the environment.

b. Points of compliance.

The point of compliance is the point or points where the soil cleanup levels that have been established shall be attained. For soil cleanup levels based on the protection of ground water, the point of compliance shall be established in the soils throughout the site. For soil cleanup levels based on human exposure via direct contact or other exposure pathways where contact with the soil is required to complete the pathway, the point of compliance is established in the soils throughout the site from the ground surface to 15 feet below the ground surface (ft bgs).

For ground water, the standard point of compliance is established throughout the site from the uppermost level of the saturated zone extending vertically to the lowest most depth that could potentially be affected by the site.

3. Selection of cleanup action.

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA. The cleanup action consisted of the excavation and removal of contaminated soil. Approximately 1,340 tons of contaminated soil was generated from CAAs 1A through 1D, portions of 2, 3 through 7, 9, and 10. This soil was disposed of by permit at the Hillsboro Landfill. About 200 tons of contaminated soil was removed from CAA 8 and a portion of CAA 2. This soil was disposed of under a separate permit as non-dangerous waste under Ecology's Contained-In Policy also at the Hillsboro Landfill. During the soil excavation activities, the 8,000-gallon dual compartment aviation fuel underground storage tank in CAA 3 was decommissioned by removal.

4. Cleanup.

Ecology has determined the cleanup you performed meets the cleanup standards established for the Site.

Listing of the Site

Based on this opinion, Ecology will initiate the process of removing the Site from our lists of hazardous waste sites, including:

- Hazardous Sites List.
- Confirmed and Suspected Contaminated Sites List.

That process includes public notice and opportunity to comment. Based on the comments received, Ecology will either remove the Site from the applicable lists or withdraw this opinion.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

Termination of Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project (#SW0915).

For more information about the VCP and the cleanup process, please visit our web site: www. ecy.wa.gov/programs/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me at (360) 407-6247 or via e-mail at stee461@ecy.wa.gov.

Sincerely,

SSTeel

Steve Teel, LHG
Hydrogeologist
Toxics Cleanup Program
Southwest Regional Office

ST/ksc:Evergreen Air NFA

Enclosure A – Description and Diagram of the Site

cc: Mr. Kyle Sattler , GeoDesign
Ms. Michelle Limón, Senior Project Manager, ATC Associates Inc.
Richard Hoiland, City of Vancouver – Marine Park Engineering
Bryan DeDoncker, Clark County Health Department
139 Mill Plain Partners, LLC
Scott Rose – Ecology
Meg Bommarito – Ecology
Delores Mitchell – Ecology (without enclosures)